FLATS CARRY HIGH VALUE TO SUBURBAN LAND

Masses Along Outside Subways.

FOR 200,000 THIS YEAR.

in Suburbs in Five

Years.

New York flat-builders are pouring

uilt along the new rapid transit tun-

Homes in suburban flats will be built for over 1,000,000 persons during the next

The overflow of flat-houses from Man-hattan is caused by the overflow of population. There is no room in Man-hattan for new Oct. hattan for new flats enough to hou the increasing people. Subways under the rivers, to be completed this year, offer timely avenues of escape for the on new flats in the nearer suburbs to prepare for the coming great popula overflow through the subways.

Suburbs All New Harlems.

evalled in Manhattan before the eleated railroads were built. The Har-

When the elevated roads were built, Manhattan rushed northward. They ington." He met his Waterloo on the poured into Harlem and intermediate voyage in the way of gout, and was

lats are making their most decisive anne in Brooklyn. They are taking place of the old private dwellings, t as they displaced the old small sees in Harlem. Brooklyn is buildmore flats each year than is Mantan. Brooklyn is becoming fast the lire of New York's masses. Then it is a straight road from Brooklen in late queens; later into Nassau i Suffolk.

Heavy Massapequa' Buying.

List Bunday was the first for the new section. It extends to the express and sepond and isn over the new section. It extends to the express going at good speed and isn over the new section of rain, and carried 100 buyers. They were so pleased with the new section that the unique was surprized to buyers. They were so pleased with the new section that the once. They will be built at once. They work in addition to much more under contract, will make building operations very active at Massapequa this summer and fail.

The Massapequa special will leave on regular schedule at 1,50 clock to more were druised for a few minutes of much account.

A bright brainy boy is what the empression of the proper under contract, will make building operations very active at Massapequa for the property of the contract of the property of the was the first for the f extends to the express

GIRL OF ELEVEN VICTIM OF MAD FATHER'S BULLET

Builders Strive to House the Rhode Island Man Kills Daughter and Shoots His Wife and Himself.

a shooting in Olneyville to-day. The Million Must Have New Homes daughter of George W. Lonsdale, her nother is seriously wounded and the shooting the other members of the family, is dying. Lonsdale attempte to shoot a boarder in the house, bu the builte went wild. It is thought th

She and Sothern Return With Thirty-two Trunks and Three British Pups.

were among the passengers arriving lem of those days was like the far sub With thirty-two trunks and three Britturbs of to-day. Lots in Harlem then ish pups, they made a star exhibit on the cast of "Fascinating Flora," at the could be bought at \$400 to \$1,000 each the pier, where they were welcomed Casino on Monday evening. Edna Luby by a big party of their stage friends.

When the cast of "Fascinating Flora," at the Casino on Monday evening. Edna Luby by a big party of their stage friends. The only cloud on the occasion was a and Harry Gilfoll will succeed to the missing dog. His name was "Well- part of Baron Beynard. Both will in-"He met his Waterloo on the troduce specialties.

because more persons had to a financial success. She said the Eng. fare of twenty-five cents a person with the on it. Instead of little frame cot-tages, such as are typical of the far ruburbs to-may, five-story fini-houses

suborbs to-day, five-story flat-houses and she looks forward to her return were built. Such structures appead rapidly over the entire central and north parts of Manhattan.

Old frame dwellings were torn down to make way for flats. Nearly all the available land was covered with flats. Now they are building six-story to twelve-story houses. And still there is not room for the masses.

Brooklyn Leads in Flats.

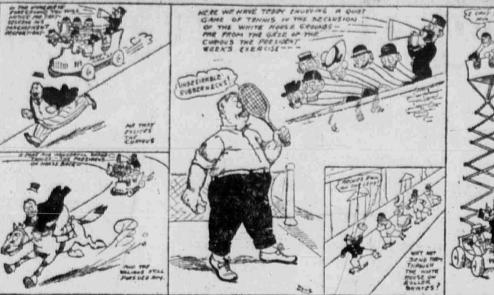
So more Harlems are starting to dis-

Passengers Leap Out Shrieking in Fear.

E

A crowded Broadways car, southbound, jumped the track, just below Thirty-sixts street early this morning while

RUBBER-NECK SEASON AT WASHINGTON Kaltenborn's Summer Night



WIFE OF CLUBMAN

SUES FOR DIVORCE.

Justice Tompkins Names Referee

to Hear Troubles of George

Pashionable society is interested in the report to-day that Mrs. Isabella Valle Austen is seeking a divorce from

been a prominent figure in club circles.

Justice Tompkins, of the Supreme

MEDICAL AUTHORITY

Absurdly Easy Remedy, Re-

quiring Some Simple

Things.

TO BE MIXED ON A PIECE

OF PAPER.

REAL ESTATE FOR SALE-LONG ISLAND.

200 PER CENT. PROFIT.

\$125

Buys a Lot Better Than Others Are Selling for

\$375. Is That Good Enough for You?

EASY TERMS.

For free transportation meet agents 1.20 express E. 34th st.

A

Sothern-Marlowe Farewell To Be Played at Academy.

H. SOTHERN and Julia Mar- and Drake, the Three Colubecks lowe will on Monday evening Russian singers and dancers; Rena and South, Pro. Waller and Eleanor Blanchard. don by beginning a two weeks' engage-ment at the Academy of Music. The first week will9 be devoted to "Romeo brighton Heach Music Hall will open next. Saturday evening with a bill that will include "Honey Boy" Evans, the Zingari troupe of gypsy musicians, Howard and North, Cornella and Eddy, Finley and Burke, Sopping Akoumine, Russian violinist; Davis and Walker and Dalsy Blake.

The double Helter sketter, "The Wreck of the Corsair," "Night and Morning" and "The Days of 49" are proving immensely popular at Luna Park. and Juliet," while the second week will be divided between "Hamlet" and "Twelfth Nignt." It was in these three plays that the co-stars were received with greatest favor by the English pub-This engagement will mark the farewell appearances together of Mr. Sothern and Miss Marlowe, who next provi

under the management of Lee Shubert. ling

season will head different companies

Nights Up-to-Date" at Dreamland Miss Edna Lake is whirled around ten times in the machine.

"The Human Roulette" is the most popular attraction at Tilyou's Steeple-chase Park. The new skating rink also attracts large crowds. Steeple-chase offers twenty-five abtractions for 25 cents. Free vandeville is now given in the German Village at Happyland, Staten Island. The Fireman's Christmas Eve' is a thrilling five show, and Mme. Theima and her African hons perform an exciting act in Ferari's animal show. The free hippodrome will offer several new acts next week.

New attractions at Golden City, Canarsie, will be the Six Flying Vanvards. Toledo and Price, acrobatic contortionists; Mile. Omega, tight-wire performing bears, dogs and monkeys. Free exhibitions of fireworks will be given on Monday, Tuesday and Friday evenings. Miss Cecil Spooner, at Blaney's Lin-With the flat houses came the higher land values. Land was worth more although she confessed that it was not will furnish carriages to patrons at a financial success. and on the south by Canal street.

At the Metropolis Theatre Adelaide Keim will appear in "Camille."

VAUDEVILLE ATTRACTIONS. A new feature at Hammerstein's Victoria Theatre and Roof Garden will be combines animated plotures with phone graphic reproduction of sounds. Attractions that remain are the Willy Pantser Trie of acrobats, Barnoid's dog and monkey actors, with "the inebriated canins," Rice and Prevost, "The Sunny South." That Quartet, Gus Edwards's Schoolboys and Schoolgiris, Les Camille Trio, Charles Serya and the li-

Mile. Danie, the dancer, will be added the bill at the Jardin de Paris that Court at White Plains, yesterday apnoludes the Empire Living Pictures,

JAL FINE UH6AN

Millionaire's Wife Sends Gift

Unannounced to Prison

and Subjections during 1986 at a contrasted at flats

Brooklyn and gamine in new false at a contrasted at flats

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Brooklyn and gamine in new false at a contrast of the includes the Empire Living Pictures,
Daisy James, Celia Galley, the Four
Mortons, George Evans and W. C.
Fields.
Keith & Proctor Theatres—The Spoonor stock company at the Fifth Avenue
Theatre will present "The Undertow,"
Eugene Watter's play of newspaper and
political life recently produced at the
Harlem Opera House. Houdini, the
handcuff king," will remain the headliner at the Union Square, where others
will be Miss Vinie Daily, Howard and

GIRL FINDS A \$500

Man Had Just Accused Another of Taking Sum from Pocket.

station house Miss Theresa Pilezinni, eighteen years old, of St. Mark's place, Brooklyn, handed the policeman \$500 in bills which she says she picked up at

UTILITIES BILL IN WISCONSIN. MADISON, Wis., June 8 .- By a vote f 77 to 10 the State Assembly has assed a Public Utilities Regulation bill.

STATEN ISLAND.

Edith Helena is announced to sing

Violetta in "La Traviata" with the

Royal Italian Opera Company at the

Gounod's "Faust," with Joseph I

Sheehan in the title part, will be presented on Monday night and all next

REAL ESTATE FOR SALE-

hip pocket and saw a man darting away. Policeman Alcroft gave chase and arrested Murray. The prisoner was

week by the Van Den Berg English Opera Company at the West End Thea-tre. In the cast will be Helen Noldi, Rosemarie Campbell, Alice Craft Ben-son, Mae Calder, Bertha Shalek, John McCusky, Achille Alberti, Francis Mot-ley and W. J. Welsh.

REAL ESTATE FOR SALE-

STATEN ISLAND.

REAL ESTATE FOR SALE-

ert," without costumes, scenery or cur Helena is spoken of as "the soprand

with the greatest vocal range in the

world." She is known here as a vaude-

ville singer, but has impersonated Vio-

ussels and Bucharest. SYLVESTER RAWLING

FOURTH TALK ON REAL ESTATE

Real Estate Within the City Limits versus Real Estate Outside.

You will see a great many real estate advertisements reading "Buy Outside the City Limits and Save City Taxes." Others, advising you to buy in the city and get city improvements. You are apt to become confused with these two diverse points of view. Which is right? Let me tell you something worth knowing, that you should always remember whenever considering the question of the purchase of suburban real estate; something which has a most important influence upon the future of your purchase. It is a law which few people know about and still less consider.

The value of land is largely determined by the amount of taxes that is expended for its benefit. Outside the limits of a rich city, naturally all the money available for public improvements is the amount raised through taxes on the property itself. Within the city limits, the amount of money spent in a given location may be three or four times the amount contributed by that location. This is particularly true of the suburban parts of the city from the fact that transit and street improvements are needed, and through their installation the city ultimately gets an increased revenue. For instance, the amount of money expended by the City of New York in Brooklyn is something like thirty million dollars a year, or nearly twice the amount contributed by Brooklyn in taxes.

In the Borough of Queens nearly three times the amount is expended as is paid in taxes, and in the Borough of Richmond, South-New York, the great City of New York receives something over two million dollars per year in taxes, and expends over eight million. That is to say, to compare South New York property with property outside the city limits is very much as if the total amount you paid in taxes were expended for the benefit of your property, and then the city paid you three per cent. on your investment

Now this is not exactly true, for the city may not spend four times as much money directly on your property as it receives, but as long as the city expends four times as much in the borough in which you live, ultimately the whole of the borough must receive the benefit. To prove this it is only necessary to take the example of older cities, and note the relative value of land in the suburbs, within the city limits, and land in the suburbs, equally accessible, outside of the city limits. Ordinarily the land within the city sells for 100 per cent. more. It has been said by a very careful student of economics that a community or town in which the average house is worth not more than \$4,000 is a bankrupt town. That is to say, it either fails to provide proper police and fire protection, schools, street improvements, or, if it does, they are procured at a cost of an ever-increasing burden of taxes.

Now, just think of this: If you buy lots at South New York at \$190 to \$240 each, the city of New York is paying you 3 per cent. interest on your investment in the shape of Staten Island improvements. Ultimately this must have its effect. If we bought Staten Island land to-day we would have to charge you from two to three times the price we are now doing. When our land is gone these prices cannot be duplicated. Why not investigate? Why not be an early buyer-as hundreds were in Brooklyn who can

sell or have sold for 100 per cent. to 300 per cent. profit?

For instance, Wm. Hoehle, of No. 1082 Broadway, Brooklyn. purchased six lots from us in Waverly

Sept. 23, 1901, for \$3,780, and on May 1, 1907, resold them for \$8,750—a profit of about \$5,000 on a total investment of \$3,000, which was all that had been paid in, and this was paid us in small monthly savings. We could tell you of hundreds of instances like this, but what's the use?

Wood, Harmon & Co.

Main Office, 261 Broadway, New York. To reach South New York take Municipal Ferry at Battery and change at St. George to Silver Lake trolley. Property office corner Jewett Av. and Richmond Turnpike. Open every day, including Sunday.

If you want valuable information as to how to avoid questionable investments, send for our "Farmarks of a Bad Investment."



Concerts and Popular Opera

RANZ KALTENBORN'S season of

swamped by the other instruments.

Nicholas Garden has begun well

\$250.

FIRE SEASON OVER

IN SARANAC HOTEL

Danny Maher Sells Interest,

and Place Will Be Closed

and Refurbished.

This is getaway day at the Saranac

Hotel. The last regular monthly fire which occurred on Thursday, was more

than any welf-respecting hostelry could

stand, and so it was decided that it

was time for the hive of actors

to swarm. The vanguard marched out

yesterday, just a few of them who

yesterday, just a few of them who could pack their pajamas and find new quarters on the extremely snort notice they got from M. E. McNulty, the manager, that the hotel's doors were about to be closed for a few months. This decision was hascened by the fact that McNulty has purchased the interest in the place owned by Danny Maher, the American jockey, who has been making a hame for himself on the English turf for the last few years. He paid over \$71,000 to the jockey's representatives, and when the resort respens three weeks hence he will be in control. Meantime he plans to spend \$100,000 in